ENERGY STAR® Application for Certification

82

ENERGY STAR ® Score[1]

265 Franklin Street

Registry Name: 265 Franklin Street
Property Type: Office
Gross Floor Area (ft²): 364,493
Built: 1984

For Year Ending: 04/30/2016[2]
Date Application Becomes Ineligible: 08/28/2016

1. The ENERGY STAR Score is based on total source energy. A score of 75 is the minimum to be eligible for the ENERGY STAR.
2. Applications must be submitted to EPA within 120 days of the Year Ending Date. The award is not final until approval is received from EPA.

Please use the *Licensed Professional's Guide to the ENERGY STAR ® for Commercial Buildings* for reference in completing this checklist (http://www.energystar.gov/lpguide).

Property & Contact Information

Property Address
265 Franklin Street
265 Franklin Street
Boston, Massachusetts 02110

Property ID: 4037808

Property Owner
265 Franklin Street Associates, LLC
265 Franklin Street
Boston, MA 02210
(____)____-_____

Primary Contact
Michael L. Murphy
265 Franklin Street
Boston, MA 02210
617-439-7955
Michael.Murphy@clarendon-usa.com

1. Review of Whole Property Characteristics

Basic Property Information

1) **Property Name for Registry:** 265 Franklin Street

Is this the official name to be displayed in the Registry of ENERGY STAR Certified Buildings and Plants?

☒ Yes ☐ No

If "No", please specify: _____

2) **Property Type:** Office

Is this an accurate description of the primary use of this property?

☒ Yes ☐ No

3) **Location:**

☒ Yes ☐ No

265 Franklin Street
Boston, Massachusetts 02110

Is this correct and complete?

4) Gross Floor Area: 364,493 ft²

Does this represent the entire property? (i.e., no part of the building/property was excluded/subtracted from the total) If "no" please specify what space has been excluded.

☒ Yes ☐ No

5) Average Occupancy: (b) (4)

Is this occupancy accurate for the entire 12 month period being assessed?

☒ Yes ☐ No

6) Number of Buildings: 1

Does this number accurately represent all structures?

☒ Yes ☐ No

Notes:

Indoor Environmental Standards

1) Ventilation for Acceptable Indoor Air Quality

Does this property meet the ASHRAE Standard 62 for ventilation for acceptable indoor air quality?

☒ Yes ☐ No

2) Acceptable Thermal Environmental Conditions

Does this property meet the ASHRAE Standard 55 for thermal comfort?

☒ Yes ☐ No

3) Adequate Illumination

Does this property adhere to the IESNA Lighting Handbook for lighting quality?

☒ Yes ☐ No

Notes:

2. Review of Property Use Details

Office: Office Use

This Use Detail is used to calculate the 1-100 ENERGY STAR Score.

1) Gross Floor Area: 364,493

Is this the total size, as measured between the principal exterior surfaces of the enclosing fixed walls of the building(s)? This includes all areas inside the building(s) such as: occupied tenant areas, common areas, meeting areas, break rooms, restrooms, elevator shafts, mechanical equipment areas, and storage rooms. Gross Floor Area should not include interstitial plenum space between floors, which may house pipes and ventilation. Gross Floor Area is not the same as rentable, but rather includes all area inside the building(s). Leasable space would be a sub-set of Gross Floor Area. In the case where there is an atrium, you should count the Gross Floor Area at the base level only. Do not increase the size to accommodate open atrium space at higher levels. The Gross Floor Area should not include any exterior spaces such as balconies or exterior loading docks and driveways.

☒ Yes ☐ No

2) Weekly Operating Hours: (b) (4)

Is this the total number of hours per week that the property is occupied by the majority of the employees? It does not include hours when the property is occupied only by maintenance, security, or other support personnel. The Weekly Operating Hours is not the same as the hours during which the HVAC equipment is run, but rather should be based on the hours during which your property is actually occupied by the majority of the tenants. It is possible that these hours may correspond to hours specified within a lease, during which the owner is required to provide the leasee with conditioned space. However, this number should never include additional HVAC startup or shutdown time. For properties with a schedule that varies during the year, Weekly Operating Hours refers to the schedule most often followed.

☒ Yes ☐ No

3) Number of Workers on Main Shift: (b) (4)

Is this the total number of workers present during the primary shift? This is not a total count of workers, but rather a count of workers who are present at the same time. For example, if there are two daily eight hour shifts of 100 workers each, the Number of Workers on Main Shift value is 100. Number of Workers on Main Shift may include employees of the property, sub-contractors who are onsite regularly, and volunteers who perform regular onsite tasks. Number of Workers should not include visitors to the buildings such as clients, customers, or patients.

☒ Yes ☐ No

4) Number of Computers: (b) (4)

Is this the total number of computers, laptops, and data servers at the property? This number should not include tablet computers, such as iPads, or any other types of office equipment.

☒ Yes ☐ No

5) Percent That Can Be Heated: (b) (4)

Is this the total percentage of the property that can be heated by mechanical equipment?

☒ Yes ☐ No

6) Percent That Can Be Cooled: (b) (4)

Is this the total percentage of the property that can be cooled by mechanical equipment? This includes all types of cooling from central air to individual window units.

☒ Yes ☐ No

Notes:

Parking: Parking Use

This Use Detail is used to calculate the 1-100 ENERGY STAR Score.

1) Open Parking Lot Size: 0 ft²

Is this the total area that is lit and used for parking vehicles? Open Parking Lot Size refers specifically to open area, which may include small shading covers but does not include any full structures with roofs. Parking lot size may include the area of parking spots, lanes, and driveways.

☒ Yes ☐ No

2) Partially Enclosed Parking Garage Size: 0 ft²

Is this the total area of parking structures that are partially enclosed? This includes parking garages where each level is covered at the top, but the walls are partially or fully open.

☒ Yes ☐ No

3) Completely Enclosed Parking Garage Size: 48,862 ft²

Is this the total area of parking structures that are completely enclosed on all four sides and have a roof? This includes underground parking or fully enclosed parking on the first few stories of a building.

☒ Yes ☐ No

4) Supplemental Heating: No

Does the parking garage have a heating system to pre-heat ventilation air and/or maintain a minimum temperature during winter months?

☒ Yes ☐ No

Notes:

3. Review of Energy Consumption

Data Overview

Site Energy Use Summary		National Median Comparison	
Electric - Grid (kBtu)	(b) (4)	National Median Site EUI (kBtu/ft²)	88
District Steam (kBtu)		National Median Source EUI (kBtu/ft²)	264.8
Total Energy (kBtu)	21,164,831.1		

Energy Intensity		% Diff from National Median Source EUI	-34%
Site (kBtu/ft²)	58.1		
Source (kBtu/ft²)	174.7		
		Emissions (based on site energy use) Greenhouse Gas Emissions (Metric Tons CO2e)	2,004.2
		Power Generation Plant or Distribution Utility: NSTAR Co [Northeast Utilities]	

Note: All values are annualized to a 12-month period. Source Energy includes energy used in generation and transmission to enable an equitable assessment.

Summary of All Associated Meters

The following meters are associated with the property, meaning that they are added together to get the total energy use for the property. Please see additional tables in this checklist for the exact meter consumption values.

Meter Name	Fuel Type	Start Date	End Date	Associated With
Acct. No. (b) (4)	District Steam	01/01/1984	In Use	265 Franklin Street
Acct. No. (b) (4)	Electric	01/01/1984	In Use	265 Franklin Street
Acct. No. (b) (4)	Electric	01/01/1984	In Use	265 Franklin Street

Total Energy Use

☒ **Yes** ☐ **No**

Do the meters shown above account for the total energy use of this property during the reporting period of this application?

Additional Fuels

☒ **Yes** ☐ **No**

Do the meters above include all fuel *types* at the property? That is, no additional fuels such as district steam, generator fuel oil have been excluded.

On-Site Solar and Wind Energy

☒ **Yes** ☐ **No**

Are all on-site solar and wind installations reported in this list (if present)? All on-site systems must be reported.

Notes:

District Steam Meter: Acct. No. [redacted] (KLbs. (thousand pounds))

Associated With: 265 Franklin Street

Start Date	End Date	Usage
04/30/2015	05/29/2015	(b) (4)
05/29/2015	06/30/2015	
06/30/2015	07/30/2015	
07/30/2015	09/01/2015	
09/01/2015	09/30/2015	
09/30/2015	10/30/2015	
10/30/2015	12/01/2015	
12/01/2015	12/31/2015	
12/31/2015	02/02/2016	
02/02/2016	03/02/2016	
03/02/2016	04/01/2016	
04/01/2016	05/03/2016	
	Total Consumption (KLbs. (thousand pounds)):	
	Total Consumption (kBtu (thousand Btu)):	

Total Energy Consumption for this Meter

☒ **Yes** ☐ **No**

Do the fuel consumption totals shown above include consumption of all energy tracked through this meter that affect energy calculations for the reporting period of this application (i.e., do the entries match the utility bills received by the property)?

Notes:

Electric Meter: Acct. No. (b) (4) (kWh (thousand Watt-hours))

Associated With: 265 Franklin Street

Start Date	End Date	Usage	Green Power?
04/30/2015	06/01/2015	(b) (4)	No
06/01/2015	06/30/2015		No
06/30/2015	07/30/2015		No
07/30/2015	08/30/2015		No
08/30/2015	09/29/2015		No

Start Date	End Date	Usage	Green Power?
09/29/2015	10/29/2015	(b) (4)	No
10/29/2015	12/01/2015		No
12/01/2015	01/03/2016		No
01/03/2016	02/01/2016		No
02/01/2016	03/01/2016		No
03/01/2016	03/30/2016		No
03/30/2016	04/30/2016		No

Total Consumption (kWh (thousand Watt-hours)): (b) (4)

Total Consumption (kBtu (thousand Btu)):

Total Energy Consumption for this Meter

☒ **Yes** ☐ **No**

Do the fuel consumption totals shown above include consumption of all energy tracked through this meter that affect energy calculations for the reporting period of this application (i.e., do the entries match the utility bills received by the property)?

Notes:

Electric Meter: Acct. No. (b) (4) (kWh (thousand Watt-hours))

Associated With: 265 Franklin Street

Start Date	End Date	Usage	Green Power?
04/30/2015	06/01/2015	(b) (4)	No
06/01/2015	06/30/2015		No
06/30/2015	07/30/2015		No
07/30/2015	08/30/2015		No
08/30/2015	09/29/2015		No
09/29/2015	10/29/2015		No
10/29/2015	12/01/2015		No
12/01/2015	01/03/2016		No
01/03/2016	02/01/2016		No
02/01/2016	03/01/2016		No
03/01/2016	03/30/2016		No
03/30/2016	04/30/2016		No

	Total Consumption (kWh (thousand Watt-hours)):	(b) (4)
	Total Consumption (kBtu (thousand Btu)):	

Total Energy Consumption for this Meter

☒ **Yes** ☐ **No**

Do the fuel consumption totals shown above include consumption of all energy tracked through this meter that affect energy calculations for the reporting period of this application (i.e., do the entries match the utility bills received by the property)?

Notes:

4. Signature & Stamp of Verifying Licensed Professional

Jeffrey Stewart (Name) visited this site on 3/16/2016 (Date). Based on the conditions observed at the time of the visit to this property, I verify that the information contained within this application is accurate and in accordance with the Licensed Professional Guide.

Signature: _____ Date: 5/12/2016

Licensed Professional
License: PE035008 in GA

Scott Baker
5607 Glenridge Dr
Suite 250
Atlanta, GA 30342
404-343-3835
scottb@sigearth.com

Professional Engineer Stamp

NOTE: When applying for the ENERGY STAR, the signature of the Verifying Professional must match the stamp.

5. Signatory Agreement

I hereby nominate the above described property for award of the ENERGY STAR. I have provided a copy of the Licensed Professionals Guide to the ENERGY STAR for Commercial Buildings to our Licensed Professional (LP) for reference. As documented by the above checklist, this property meets the conditions necessary to qualify as ENERGY STAR. I am submitting this application within four months of the Year Ending Date (April 30, 2016) used to generate the application. I will assist EPA, if requested, in verifying any data included in this application. Furthermore, I agree to associate the ENERGY STAR logo only with this property and to adhere to the ENERGY STAR Identity Guidelines.

Signature (must be a direct employee of the building owner/manager): _____ Date: 5/12/16

Signatory Name: Michael L. Murphy

Property Owner: 265 Franklin Street Associates, LLC